

A U S T I N C I T Y C O U N C I L

**AGENDA**



Thursday, December 14, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 71**

**Subject:** C14H-06-0031 – Stanley and Emily Finch House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3312 Duval Street (Waller Creek Watershed) from family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning to family residence-historic-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Staff recommendation: To grant family residence-historic-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Historic Landmark Commission recommendation: To grant family residence-historic-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Planning Commission recommendation: To grant family residence-historic-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Applicants and Agent. Jim Steinberg and Shere Abbott. City Staff. Steve Sadowsky, 974-6454

**Additional Backup Material**  
(click to open)  
 Staff Report

**For More Information:**

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0031

HLC DATE:

October 23, 2006

PC DATE:

November 14, 2006

APPLICANT: James Braidy Steinberg and Sherburne Bradstreet Abbott

HISTORIC NAME: Stanley and Emily Finch House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 3312 Duval Street

ZONING FROM: SF-3-NCCD-NP

TO: SF-3-H-NCCD-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district zoning to single family residence, neighborhood conservation, neighborhood plan – Historic (SF-3-H-NCCD-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district zoning to single family residence, neighborhood conservation, neighborhood plan – Historic (SF-3-H-NCCD-NP) combining district zoning. Vote: 9-0.

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district zoning to single family residence, neighborhood conservation, neighborhood plan – Historic (SF-3-H-NCCD-NP) combining district zoning. Vote: 8-0 (Moore absent)

DEPARTMENT COMMENTS: The Stanley and Emily Finch House is listed in the Comprehensive Cultural Resources Survey (1984), but without a preservation priority.

CITY COUNCIL DATE: December 14, 2006

ACTION:

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: North University Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1928 Stanley and Emily Finch House is an excellent example of Colonial Revival residential architecture, designed by noted local architect Raymond Everett. Stanley P. Finch was a prominent professor of engineering at the University of Texas, and served as chair of the Engineering Department.

#### **Architecture:**

The Finch House was designed by Raymond Everett (1885-1948), who is best known for his artwork. A colleague of Professor Finch's at the University of Texas, Everett taught freehand drawing and architectural history from 1915 and 1948. Everett was especially interested in designing buildings which reflected their environment. The Finch House is a classic example of a New England-style Colonial Revival house with its symmetrical composition, 6:6 fenestration, fanlight and sidelights, dentils at the cornice of the house and in the gabled cornice of the entry porch.

The Colonial Revival style dominated American residential architecture in the 1930s and 1940s, appealing because of its ties to the past during the Depression and war years.

#### **Historical Associations:**

The ca. 1928 house was given as a wedding present to Stanley Phister Finch and his bride, Emily Buckner Rice, by his parents, who lived just to the south at 3300 Duval Street (a designated city historic landmark). Stanley Phister Finch (1881-1972) was born in Austin, attended Austin High School, and graduated from the University of Texas in 1902 with a degree in languages. He re-entered the University in 1903 to study civil engineering, graduating in 1905. He so impressed his professors that T.U. Taylor, the head of the engineering program, recruited Finch to teach. After receiving his Master of Science in Civil Engineering from the Massachusetts Institute of Technology in 1909, Finch returned to Austin to teach at UT. He became an adjunct professor in 1913, an associate professor in 1919, and professor in 1923. Finch taught at UT until 1952, serving as chair of the Department of Civil Engineering from 1937 to 1942. He was the director of the Bureau of Engineering Research from 1927 to 1938, and was one of the original members of the faculty of the Graduate School. Taylor Hall, which houses the School of Engineering, was commissioned while Finch was head of the university's building committee. His wife, Emily Buckner Rice Finch ( - 1994), was born in Marlin, Texas, but moved to Austin when her father, Judge Ben H. Rice, was appointed to the Texas Court of Civil Appeals. Emily taught school in Austin before her marriage in 1927 to Stanley Finch; she was a prominent civic leader, and a founder of the Junior League of Austin.

The land for the house was given to the newlyweds by Finch's mother in 1927. Finch commissioned his colleague, Raymond Everett (1885-1948) to design the house. Born in New Jersey, Everett graduated from the Drexel Institute in Philadelphia and received his bachelor of science in architecture from Harvard in 1909. He taught architecture at the University of Michigan from 1910 to 1915, then moved to Austin, where he taught freehand drawing, painting, clay modeling, and architectural history until his death in 1948. Everett received the first Master of Architecture degree awarded by the University of Texas in 1931. He was very well-known as an artist, working in oils, water colors,

pencil, pen and ink, charcoal, wood, and cement. He also designed greeting cards, book plates and commercial illustrations, designing the title block for the Austin Statesman in 1919. He designed several homes in Austin, including the Patterson House and the Maverick-Miller House, designated city historic landmarks. The bay windows were added to the house in 1945 by noted Austin architect Hugo Kuehne; the original side porch was enclosed in 1951 in a design by J. Roy White. The grounds were designed by prominent local landscape architect C. Coatsworth Pinkney in 1941, with boxwoods and curves appropriate to the New England style Colonial Revival house. Pinkney studied landscape architecture at Harvard.

PARCEL NO.: 02170606070000

LEGAL DESCRIPTION: Lot 2, Block A, Stanley P. Finch Subdivision.

ANNUAL TAX ABATEMENT: \$15,130 (owner-occupied); city portion: \$2,188  
(50% of city taxes)

APPRAISED VALUE: \$988,079

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

James Braidy Steinberg and Sherburne Bradstreet Abbott  
3312 Duval Street  
Austin, Texas 78705

DATE BUILT: ca. 1928

ALTERATIONS/ADDITIONS: Bay windows added 1945; side porch enclosed 1951; a two-story studio with a covered porch was added to the house in 2000; a kitchen addition was constructed in 2003.

ORIGINAL OWNER(S): Stanley P. and Emily Finch (1928)

OTHER HISTORICAL DESIGNATIONS: Recorded Texas Historical Landmark (1999)

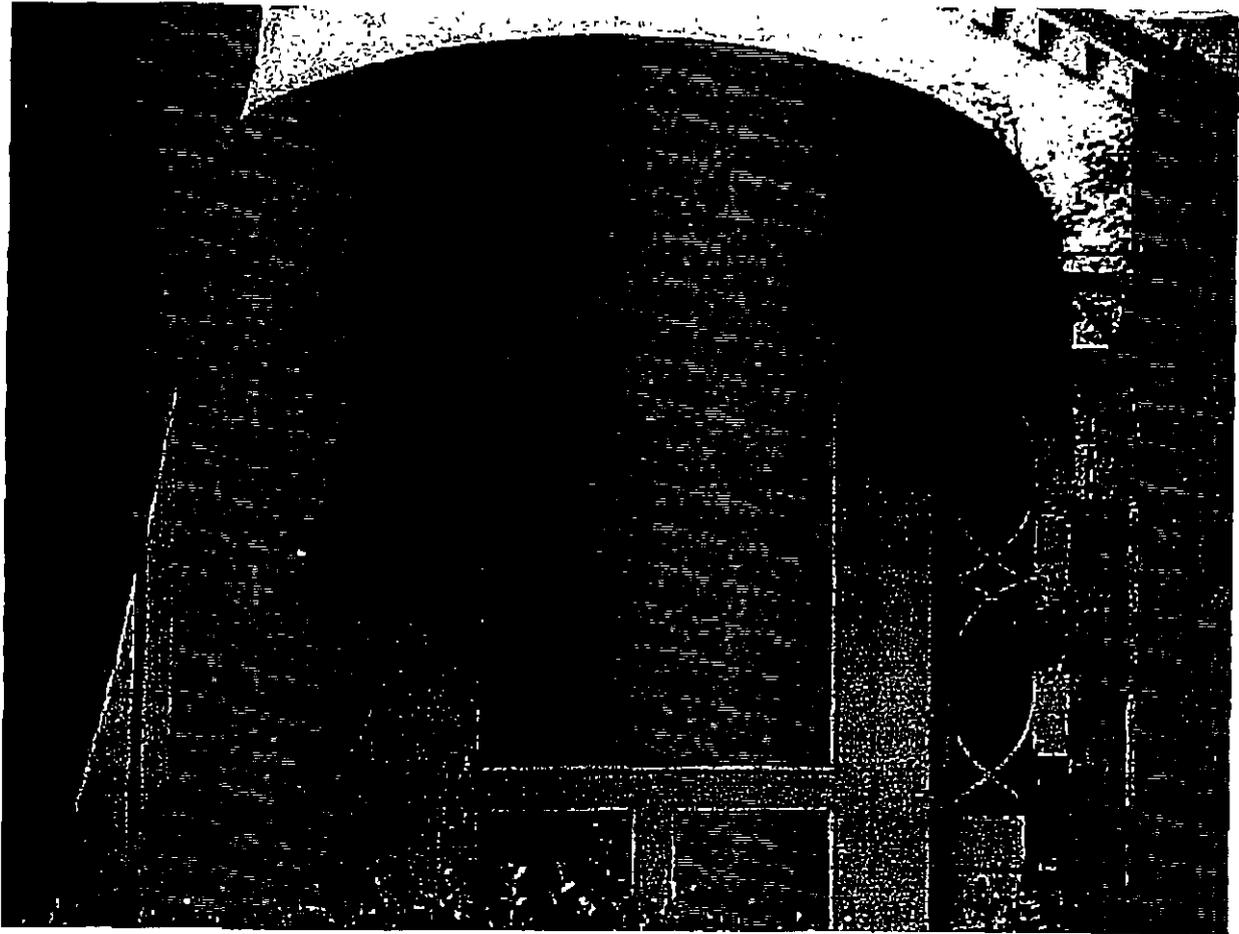




Stanley and Emily Finch House  
3312 Duval Street  
ca. 1928



Stanley and Emily Finch House  
3312 Duval Street  
ca. 1928



Detail of entryway  
Stanley and Emily Finch House  
3312 Duval Street  
ca. 1928

STANLEY PHISTER FINCH

STANLEY PHISTER FINCH, son of Howell Mallory and Mary (Stanley) Finch, was born in Austin, Texas, on October 10, 1881.

He graduated from Austin High School in 1898. He then entered The University of Texas with languages as a major. The University conferred its B.A. degree upon him in 1902. In 1903 he re-entered the University to study Civil Engineering. At that time the Civil Engineering faculty consisted of three individuals—Professor T. U. Taylor, E. C. H. Bantel, and R. A. Thompson. At that time engineering classes were being taught in the University's Main Building. In 1904 the Department of Engineering was moved into its own new building. In 1905 the degree Civil Engineering was conferred upon Stanley P. Finch by The University of Texas.

The quality of his work had been of such a high order that Professor Taylor took steps to recruit him for the faculty with the title of instructor. He spent the summer of 1906 doing special work in hydraulics at the University of Wisconsin. In 1908 he requested and was granted a year's leave of absence to study at the Massachusetts Institute of Technology. He received a Master of Science in Civil Engineering degree from that institution in 1909.

The entire remainder of his professional career was spent as a teacher at The University of Texas. He became an adjunct professor in 1913, an associate professor in 1919, and a professor in 1923. During this interval he again spent a summer at the University of Wisconsin to engage in research. Thereafter he made numerous journeys to inspect the facilities and to evaluate the procedures employed by other prominent universities.

On July 14, 1927, he married Miss Emily Rice of Austin, Texas. A son and a daughter were born of this union.

Stanley Finch conducted administrative duties in an effective and purposeful manner. His leadership in the Department of Civil Engineering's Budget Council established a fine national reputation for civil engineering at The University of Texas. He wanted, however, to teach and it was as a teacher that he made his most effective contribution. As a teacher he was a stern but considerate taskmaster.

Professor Finch taught actively until 1952. At that time he was made

STANLEY PHISTER FINCH

Professor Emeritus of Civil Engineering. His home was located near the University's campus, and he maintained his interest in it.

After a brief illness, Professor Finch died in Austin, Texas, on January 9, 1972, at the age of ninety years. He was survived by his wife, children, and grandchildren. His interment was made in Oakwood Cemetery in Austin.

Professor Stanley P. Finch served as Chairman of the Department of Civil Engineering from 1937 to 1943.

The diversity of his interests is revealed by the fact that he served as the Director of the Bureau of Engineering Research from 1927 to 1938.

During the administration of Dr. W. M. W. Splawn as President of The University of Texas, the Graduate School was organized. Professor Finch was appointed to serve as one of the original members of the faculty of the Graduate School.

He became a member of The American Society of Civil Engineers in 1905. In 1959 he was elevated to the status of Fellow in that organization.

Professor Finch was a charter member of the Texas Society of Professional Engineers. His license to practice engineering assigned by the Texas State Board of Registration for Professional Engineers bore No. 1336.

Stanley Finch was elected to honorary membership in Chi Epsilon in 1935. His fine record merited his being elected to Sigma Xi.

In moments of levity, the students spoke of Professor Finch as "Ambidextrous Finch." When writing on the blackboard with chalk, he began to write with his left hand. When he reached the middle of the board, the chalk was transferred to his right hand and the line was completed with that hand. New students were always amazed at his dexterity.

Professor Finch kept his membership in the American Association of University Professors over an extended period of time.

AF - Biography  
Finch, Stanley Ph

Austin History Center  
Austin Public Library

*AF - Biography*  
**UT Prof's**  
**Funeral**  
**Is Today**  
*Apr 11/72*  
 Funeral for University of Texas Professor of Civil Engineering Stanley P. Finch will be Tuesday at 11 a.m. at the Finch residence at 3312 Duval followed by private burial.

Finch, a lifetime resident of Austin and a UT professor for 29 years, died Sunday in a local hospital.

He joined the university faculty in 1905 as an instructor in civil engineering and became a full professor in 1923, serving as chairman of the department from 1937 to 1943.

He was a member of American Society of Civil Engineers, Texas Society of Professional Engineers and American Association of University Professors.

Before his retirement in 1952, he was director of the Bureau of Engineering Research and had taught most of the courses offered in the civil engineering school, although his major field was mechanics and structures.

Finch is survived by his wife, Mrs. Emily Finch of Austin; a daughter, Mrs. Richard McKay of Houston; a son, Howell M. Finch of Austin and six grandchildren.

Memorial contributions may be made to the University of Texas Engineering Foundation.

*AF - Biography  
Finch, Stanley P  
Finch, Howell M*

## A Tribute to a Friend

There are many feelings associated with the loss of a friend, one of which is a sense of the inadequacy of any gesture. When well-known attorney Howell Finch died last year, several of his friends searched for a fitting memorial. The idea developed to establish a philanthropic fund in Finch's memory. One of the organizers of the fund, Tom E. Fairley of Kyle, says the fund was a way to "express tangibly and lastingly our respect and love" for a person who had influenced many lives.

Howell Finch grew up in an old Austin family and graduated from the University of Texas in 1954. After a stint in the Navy, he began practicing law in Austin in 1958. During the course of his life, Finch made friends on every level of society. He served on the board of directors of St. David's

Hospital, Goodwill Industries, the Austin Symphony Orchestra, and the Austin Nature Center. When Finch died, St. David's Episcopal Church was not large enough to contain all those wishing to pay their last respects.

Fairley and Evelyn Simon, who had been Finch's secretary for sixteen years, wrote letters to clients and friends notifying them that a fund had been established under the auspices of the Austin Community Foundation. The fund is set up as a donor-advised fund with Finch's wife Diane acting as advisor. Since the fund was established in November, contributions amounting to more than \$67,000 have been made in memorial gifts in honor of Mr. Finch. The fund will provide support in the future for worthy organizations serving the city. Howell Finch served during his lifetime.

**THE STANLEY AND EMILY FINCH HOUSE**  
3312 Duval Street  
Austin, Texas 78705

On October 10, 1881, in Austin, Texas, Stanley Phister Finch was born to a Howell Mallory, a traveling salesman, and Mary Stanley Phister Finch.

The middle child of three, Stanley graduated from Austin High School in 1898. He received bachelor degrees in languages and in civil engineering from The University of Texas at Austin in 1902 and 1905 respectively.

Department of Engineering Professor T.U. Taylor, impressed with Stanley's high level of work, recruited him for the department's faculty. Subsequently, Stanley joined the University faculty as an instructor of civil engineering. He was the department's fourth faculty member. In 1908 he took a year's leave of absence from his position at the University to study at the Massachusetts Institute of Technology and received a master degree in civil engineering.

In 1909 he returned to Austin to continue teaching and researching at the University. The remainder of his professional career was spent at the University, and in 1923 after serving as an adjunct and assistant professor, he was given full professorship in the Department of Engineering.

Professor Finch was selected as chair of the Department of Engineering in 1937, an appointment he held until 1943. He also served as the director of the Bureau of

Engineering Research, the University's testing laboratory, from 1927 to 1938. Under his leadership, Professor Finch effectively and successfully oversaw the planning and construction of the new engineering building, Taylor Hall, despite financial problems created by the Great Depression.

Professor Finch was part of the original faculty of the University's Graduate School. He was a member of the American Association of University Professors, a member and fellow of the American Society of Civil Engineers, and a charter member of the Texas Society of Professional Engineers. He was awarded honorary membership in Chi Epsilon and was elected to Sigma Xi.

His distinguished career was matched by his love and dedication to his students. He "was deeply interested in the welfare of each student." And students were in awe of Professor Finch. Considered a fair and considerate teacher, he began each class with an assignment. He copied the assignment to the blackboard, and in a moment that students called "ambidextrous Finch," he would switch from his left to right hand and continue writing the assignment across the blackboard.

After 47 years of teaching, Professor Finch retired from the University in 1952 and was named professor emeritus.

His commitment to the University and to Austin, his home town, makes Stanley Phister Finch a unique individual of the City of Austin. He truly believed in the University, the city, and their continued growth.

On July 14, 1927, Stanley married Emily Buckner Rice. Emily, a native of Austin, received a bachelor of science in home economics from The University of Texas at Austin. Before marriage, Emily taught junior high school in Austin. She was a founding member of the Junior League of Austin, and was a member of the Heritage Society, Austin Art Group, National Society of Colonial Dames and the Settlement Club.

Together Stanley and Emily gave all they had to their beloved City of Austin. Although they are now deceased – Stanley on January 9, 1972, and Emily on July 9, 1994 – their memory and the memory of a simpler time lives on in the house and grounds located at 3312 Duval Street in Hyde Park just north of campus.

As a wedding present, Stanley's mother, Mary Stanley Finch, gave the newly weds a tract of land on Duval Street at the corner of 34<sup>th</sup> Street, then Post Oak Street. Finch employed the services of a fellow University professor, Raymond Everett. Professor Everett taught in the department of architecture. Everett, an accomplished artist and architect and designer of two other City of Austin Landmarks, designed a house of outstanding quality for Stanley and Emily, and in November 1927 construction began on one of the finest examples in Austin of a 1920s colonial revival home. Construction was completed in June 1928.

In 1942 the Finch's contracted noted landscape architect and Harvard graduate, C. Coatsworth Pickney, to design a formal plan for the grounds of their home. Pickney used a flowing, curving design throughout the grounds to create a peaceful effect which is still evident today. The grounds remain unchanged from the original design. A low, circular boxwood garden to the south of the house leads to a beautiful backyard terrace, made of Austin common brick, which includes a small, tranquil brick fountain featuring a fish.

Largely untouched since 1945, the house was purchased from the estate of Emily Rice Finch in 1995 by Larry and Barbara DiDonato, and in 1999 the Texas Historical Commission named the Stanley and Emily Finch House as an Official Texas Historical Landmark.

The house was sold in 2005 to the incoming dean of the Lyndon B. Johnson School of Public Affairs at The University of Texas at Austin James B. Steinberg and his wife Sherburne B. Abbott. They reside in the home with their two children, Jenna and Emma.

# 2 THE STANLEY AND EMILY FINCH HOUSE

3312 DUVAL STREET

PASSERSBY ADMIRING THE IMPOSING, WHITE-COLUMNED estates on Duval might initially overlook the house at 3312, with its subdued colors and unpretentious features. But a closer look reveals one of Austin's finest examples of a 1920s Colonial Revival home. It was built for Stanley Phister Finch and his wife, Emily Rice Finch.

The Finch family constructed several notable Austin homes. The Prairie School-influenced Finch-Krueger House at 3300 Duval was built for Professor Finch's parents, Howell and Mary Stanley Finch. Stanley grew up in Austin and later taught in the University of Texas Civil Engineering Department from 1905 until 1952. Emily Rice Finch was a prominent civic leader and a founding member of The Junior League of Austin. When the couple were newly wed, Stanley's mother presented the couple with a tract of land on Duval. To design their house, the Finches engaged a colleague of Stanley's, architecture professor Raymond Everett. Everett designed most of his houses over his summer break; as a result, they were relatively few in number, but of outstanding quality. The house cost \$13,500 to build.

The Colonial Revival design was a popular choice among Austin

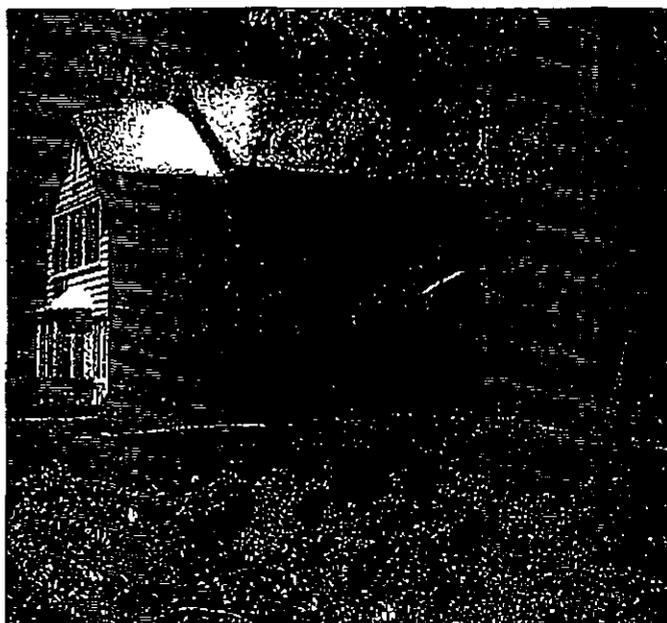


photo by Carol Cohen Burton

home builders at the time. In keeping with that style is the home's symmetrical facade, featuring a 4-foot-wide front door with side lites, all crowned by a graceful fanlight. The first and second-floor windows, with working louvered shutters, mirror each other. Over the years, changes to the exterior have been few. In 1945 the south porch was enclosed and a bay window was added to the north; later a matching bay window was added to the south side of the house.

The house stayed in the Finch family until the mid-90s, when current owners Lary and Barbara Di Donato bought the house. A relative whose hobby is restoration finishes painted all the rooms in the house. Meanwhile, the owners immediately tackled an unexpected borer infestation of the magnolia, elm, and live oak trees in the yard. They then proceeded to make structural and other old-house repairs, an activity they are vigorously engaged in to this day.

The welcoming front door does not disappoint. On either side of the generous foyer are graceful arched doorways to rooms that are both elegant and comfortable. The fine living room mantel and surrounding paneling is copied from a room in the American Wing of the Metropolitan Museum of Art in New York. The photograph in that room is of Barbara's great-grandfather, a newspaperman-adventurer. Other photos throughout the house are of other relatives (Barbara traces her family to the Massachusetts Bay colony). The dining room contains family china and silver—and a servant's bell under the carpet. The light fixture in the cozy breakfast room is original; the connecting kitchen, remodeled in the 1950s, includes GE double ovens from that

era. Upstairs, each of the three bedrooms has a connecting bath; a sleeping porch sits over the first-floor sunroom.

One of the most remarkable aspects of the Finch House is its landscaping, which is largely unchanged from the original plan. Historic landscapes are very fragile. As a result, a yard with original landscaping intact is a rare and precious thing, as it tells us much about historical landscaping practices.

Emily Finch had an active interest in gardening; she introduced some plants shortly after the house was completed. In 1941, the Finches commissioned noted landscape architect Coatsworth Pickney to create a plan for the house. Pickney's design included the low, circular boxwood garden to the south of the house; the back-yard hedges with brick serpentine edging; and a terrace made of Austin common brick on the west side of the house. The plan also included the fountain near the north end of the terrace. Conservationists, avert your eyes: Water which was piped into the inverted metal fish ran through its body, out its mouth-spout—and down a concrete channel into the street.

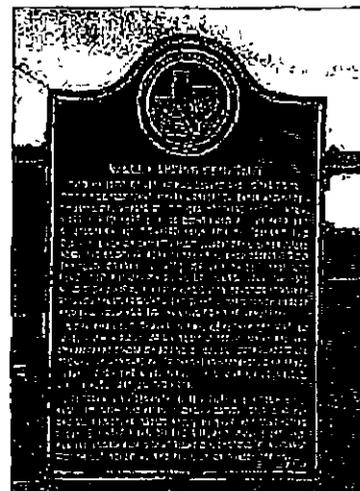
The current owners have many plans, chief among which is to take their time, as Lary says, "to do the job right. We are going to be here the rest of our lives. We have a long time to restore this home just the way we want it to be."

The Finch House was recently designated an Official Texas Historical Landmark by the Texas Historical Commission, but the marker has not yet been cast.

**Stanley and Emily Finch House - Austin, Travis County, Texas****Address:** [3312 Duval St](#)**Directions:****Marker #:** 5453012239**Year Dedicated:** 1999**Size, type:** Medallion & Plate**Last reported condition:** No report

**Stanley and Emily Finch House** - Constructed in 1927 and 1928 for \$13,500, this house has associations with several prominent Austinites. Its original owners were University of Texas civil engineering Professor Stanley P. Finch and his wife Emily (Rice). Finch's UT colleague, architect Raymond Everett, designed the house. Landscape architect C. Coatsworth Pinkney created the landscape in the 1940s. The intact colonial revival home's historic additions include bay windows designed by Hugo Kuehne in 1945 and the enclosure of the original side porch by architect J. Roy White in 1951. Recorded Texas Historic Landmark - 1999

No decimal coordinates available.

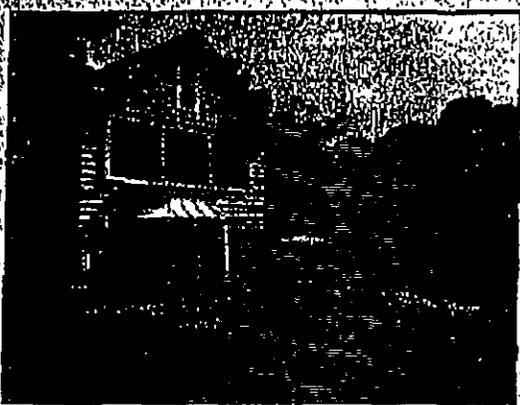
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### IN THE SPOTLIGHT



By Janine photos AMERICANSTATESMAN

## North University Colonial landmark a true revival effort

**What:** The Stanley and Emily Finch House, a Colonial Revival-style home listed as a Texas historic landmark that includes four bedrooms, 4 1/2 bathrooms and a guest house with an office, garage and workshop.

**Where:** 3312 Duval St. in the North University neighborhood

**Amenities:** Original doors and windows, living room fireplace and paneling modeled after a room in the American wing of the Metropolitan Museum of Art, telephone closet, extensive cabinetry throughout, basement, floored attic, bedrooms with attached full bathrooms, sleeping porch adjoining master bedroom, sun porch near formal living room, original brick fish pond and fountain.

**Asking price:** \$1.25 million

**Agent:** Gayle Bullock, Moreland Properties

**FYI:** Owners Larry and Barb Di Donato have a soft spot for the downtrodden. They adopted their two dogs through an animal rescue group. When they bought this house in 1995, it was a rehabilitation project, too.

"We loved the style and we wanted to preserve it," Barb Di Donato said. "We've been working on it for nine years now. It's never really stopped."

The Di Donatos were meticulous with their work. The exterior has custom-milled wood planks, which craftsmen matched and cut at the corners to blend with the original wood. The couple also replaced the plumbing, restored the heart of pine and white oak floors and reattached dozens of doorknobs.

They also restored the back yard's boxwood shrub maze garden, which was planted in 1941. The maze was included in the original plan for the house, which was the family home of Stanley and Emily Rice Finch. Stanley Finch was a civil engineering professor at the University of Texas for almost 50 years, and Emily Rice Finch was a founding member of the Junior League of Austin.

The main house, designed by UT architecture professor Raymond Everett, cost \$13,500 to build in 1928, according to historical records.

The Di Donatos expanded the main house in 2003 to include a second kitchen for baking. The baking

kitchen has a 1950s General Electric oven, a window seat and a center-island butcher block from the original kitchen. They also added a second-floor bedroom suite.

In 2000, the couple built a one-bedroom, one-bathroom guest house with a full kitchen, a living room and antique windows. The guest house's second floor includes an office with wood floors and a wet bar.

The market: The Austin Board of Realtors places this property in Area 4, which is roughly bordered by Lamar Boulevard, Town Lake, Interstate 35 and Koenig Lane. This week, 107 houses were for sale in the area. This is the most expensive house on the market in the area. The least expensive is a one-bedroom, one-bathroom house at 935 E. 56th W. St. with an asking price of \$104,900 that has 572 square feet and needs extensive repairs. During the first half of the year, 109 houses sold in Area 4, with half selling for more than \$232,000 and 96 percent going for their asking prices.

— Diana Dworin, special to the American-Statesman

Austin American statesman sept 25 2004

# A. APPLICATION FOR HISTORIC ZONING

**PROJECT INFORMATION:**

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9/22/06</u>	FILE NUMBER(S): <u>CIH 06-0030</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED YES/NO: _____
CASE MANAGER: <u>[Signature]</u>	ROLLBACK YES/NO: _____
APPLICATION ACCEPTED BY: <u>[Signature]</u>	

**BASIC PROJECT DATA:**

1. OWNER'S NAME: Steinberg, James Braidy, and Sherburne Bradstreet Abbott  
 2. PROJECT NAME: The Stanley and Emily Finch House  
 3. PROJECT STREET ADDRESS (or Range): 3312 Duval Street  
 ZIP: 78705 COUNTY: Travis  
 IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
 LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF  
 \_\_\_\_\_ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
 APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
 INTERSECTION WITH \_\_\_\_\_ CROSS STREET.

**AREA TO BE REZONED:**

4. ACRES 0.3892 (OR) SQ.FT. \_\_\_\_\_

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ FT	PROPOSED USE	PROPOSED ZONING
SF-3	residence	_____	_____	SF-3-H	residence
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**RELATED CURRENT CASES:**

6. ACTIVE ZONING CASE? (YES / NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES / NO)	FILE NUMBER: _____
9. SITE PLAN? (YES / NO)	FILE NUMBER: _____

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

10a. SUBDIVISION REFERENCE Name: Finch, Stanley P.  
Block(s): A Lot(s): 2 Oulot(s): \_\_\_\_\_  
Plat Book: 96 Page 154  
Number: \_\_\_\_\_  
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

11. VOLUME: 2005164397 TAX PARCEL I.D. NO. 211561

**OTHER PROVISIONS:**

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO  
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

15. X SOLE \_\_\_ COMMUNITY PROPERTY \_\_\_ PARTNERSHIP \_\_\_ CORPORATION \_\_\_ TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

16. OWNER CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: James Braidy Steinberg  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER 512-480-0758  
STREET ADDRESS: 3312 Duval Street  
CITY: Austin STATE: Texas ZIP CODE: 78705  
EMAIL ADDRESS: jsteinberg@austin.utexas.edu

**AGENT INFORMATION (IF APPLICABLE):**

17. AGENT CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: *Self as owner* TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

DEPARTMENTAL USE ONLY: \_\_\_\_\_

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc, may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

  
\_\_\_\_\_  
Signature 9/20/06  
Date

JAMES B. STEINBERG  
\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

  
\_\_\_\_\_  
Signature 9/20/06  
Date

JAMES B. STEINBERG  
\_\_\_\_\_  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

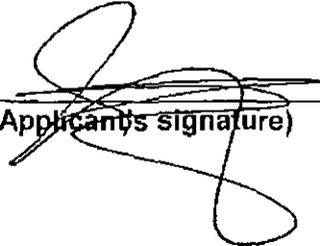
I, JAMES B. STEINBERG have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

3312 DUVAL STREET AUSTIN TX 78705  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property

  
(Applicant's signature)

9/20/06  
(Date)

## F. 1: Historical Documentation - Deed Chronology

**Deed Research for (fill in address) 3312 Duval Street, Austin, Texas 78705**

*List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.*

*For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.*

Transaction	Vol./Page
Finch, Mary Stanley, to Finch, Stanley Phister, and Emily Rice Finch Part Lot 6-8, Block 8, Grooms Addition July 16, 1927 Gift	Vol. 434, pp. 283-284
McKay, Richard Ralph, Independent Executor of the Estate of Emily Rice Finch, Deceased, to Didonato, Lawrence F., and Barbara Kehew-Didonato Part Lot 6-8, Block 8, Grooms Addition August 28, 1995 \$261,000.00	Vol. 12537, pp. 1795
Didonato, Lawrence F., and Barbara Kehew-Didonato to Steinberg, James Braidy, and Sherburne Bradstreet Abbott Lot 2, Block A, Stanley P. Finch Subdivision August 29, 2005 \$760,000.00	2005164397

## F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 3312 Duval Street, Austin, Texas 78705

*Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.*

Year	Occupant Name and Reference	Source
1928-1972	Finch, Stanley Phister, Professor of Engineering, The University of Texas at Austin, and Emily Buckner Rice Finch, Homemaker	City Directories
1972-1994	Finch, Emily Buckner Rice, Homemaker	City Directories
1995-2005	Didonato, Lawrence F. and Barbara Kehew-Didonato	Phone Book
2005-Present	Steinberg, James Braidy, Dean, The Lyndon B. Johnson School of Public Affairs, The University of Texas at Austin, and Sherburne Bradstreet Abbott, Director, Center for Science and Practice of Sustainability, The University of Texas at Austin	Phone Book

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 126377

ACCOUNT NUMBER: 02-1706-0607-0000

PROPERTY OWNER:

STEINBERG JAMES BRAIDY &  
SHERBURNE BRADSTREET  
3312 DUVAL ST  
AUSTIN, TX 78705-2432

PROPERTY DESCRIPTION:

LOT 2 BLK A FINCH STANLEY P SUBD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 3312 DUVAL ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2005	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2005 \$18,636.42

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/08/2006

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 